

Draft of 1/26/15

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Wednesday, January 14, 2015
7:00PM

Call to Order

A meeting of the Chadds Ford Township Planning Commission was called to order on Wednesday, January 14, 2015 at 7:00PM. Present were Chairman Craig Huffman, Vice Chairman Mike Ashmore, Commissioner Bill Mock and Commissioner Tom Kerwin. Ms. Amanda Serock, Manager, Mr. Dan Malloy, Township Engineer and Mr. Matt DiFilippo, Secretary, were also present.

Reorganization Meeting

Chairman Huffman's motion to appoint Matt DiFilippo as Temporary Recording Secretary was seconded by Vice Chairman Ashmore and approved unanimously.

Commissioner Mock's motion to appoint Craig Huffman as Chairman of the Planning Commission was seconded by Commissioner Kerwin and passed unanimously.

Chairman Huffman's motion to appoint Mike Ashmore as Vice Chairman of the Planning Commission was seconded by Commissioner Mock and passed unanimously.

Chairman Huffman's motion to appoint Matt DiFilippo as Secretary of the Planning Commission was seconded by Commissioner Mock and passed unanimously.

The Reorganization Meeting was adjourned.

Approval of Minutes

Vice Chairman Ashmore's motion to approve the December 10th Planning Commission meeting minutes was seconded by Commissioner Mock and passed unanimously.

Public Comment

Valerie Hoxter, Painters Crossing, stated she was recording the meeting.

Subdivision Application: 432 Webb Road, Justine Gohn & Alyssa Lechmanik

Matthew Bush, Edward B. Walsh Associates, Exton, PA, representing residents Justin Gohn and Alyssa Lechmanik, 432 Webb Road, presented the Subdivision and Land Development plan submitted for 432 Webb Road. The following items were discussed in detail: landscaping plans, removal and/ or replacement of trees, stormwater management, and possible future development and placement of a future home after the subdivision. Vice Chairman Ashmore noted that the subdivision of the property is clear; however, it's unclear for approval the development of a

home in which the location on the site is not certain. Chairman Huffman noted the landscaping and stormwater management plans needed resolution. The applicants will return in front of the Planning Commission at their next meeting, February 11th.

Samantha Reiner, Webb Road, inquired about the following compliance issues: certified mail notice to neighbors, septic and stormwater management.

Formal Sketch Plan (Escrow Provided): Ridge Road (adjacent to Ridings), Ridge Road, CP, LLC
Matthew Houtman, PE, G.D. Houtman & Son, Andrea Finerosky, Ridge Road, CP, LLC, presented a formal sketch plan for a residential development adjacent to the Ridings development on Ridge Road. Mr. Houtman reviewed the history of the parcel, and its past approvals in 2005 and 2006. Mr. Houtman explained that the past partnership with the Capano Group has dissolved. Mr. Houtman continued giving the description of the formal sketch plans Ridge, CP, LLC now has for the parcel adjacent to the Ridings Development along Ridge Road. The developer envisions 16 residential lots on two streets, Alexander and Meredith Streets. The following topics were discussed in detail: roadway improvements such as a lefthand turning lane, neighboring easements, stormwater management and waivers for the lengths of the streets. There was discussion about capacity at the Ridings plant and whether or not Ridge Road, CP, LLC, can connect. Mr. Houtman informed the Planning Commission that EDU's were purchased from Joe Grace of Grace Development prior to the Township taking over the Ridings Plant to which Chairman Huffman asked Mr. Houtman if he is confident that the EDU purchase from Mr. Grace will be or is effective to which Mr. Houtman confirmed affirmatively. It was noted that the applicant will still be subject to tap-in fees.

Samantha Reiner, Webb Road, inquired about leaving a lot without a structure for common space to preserve natural features, and about crossing the stream to get to the road. Mr. Houtman responded that the lots are already oversized to accommodate natural features.

Zoning Text Amendment: 1770 – 1778 Wilmington Pike

Mr. Ed Morris, applicant, and Fred Frommel, counsel for the applicant, presented the zoning text amendment for the Business district in the Township to allow assisted living facilities by conditional use. They discussed surveying the property and making some minor architectural changes on paper, specifically, using the natural grade of the property to sketch parking underneath the building, proposing 14 underground parking spaces. Parking was discussed in detail with Mr. Ed Morris asking for .6 parking spaces for 89 units, which is a total of 57 spaces. Vice Chairman Ashmore stated a primary concern being that the text amendment is for all zoning districts designated as Business in the Township. Mr. Frommel asked that property-specific concerns be addressed at the conditional use hearing. There was a discussion about the Planning Commission recommending to the Supervisors that the Supervisors grant a waiver to allow the building height 40' and add more parking. The applicant will return again next month.

SALDO Amendment

Manager Serock clarified that this amendment has been drafted to amend the Subdivision and Land Development Ordinance of the Township and not the Stormwater Management Ordinance. There were some procedural questions and it was confirmed that there is no hearing set, and that the Supervisors wanted the Township Engineer's to review the amendment.

Samantha Reiner, Webb Road, and Chair, Strategic Advisory Board, clarified that the Strategic Advisory Board has been tasked by the Supervisors to request RFP's and ultimately recommend a drainage study. She recommended that the Strategic Advisory Board meet with the Planning Commission.

Township Ordinance Review: Noise Ordinance

Chairman Huffman introduced the Noise Ordinance and confirmed that a draft of the ordinance is still being circulated and it's still a work in progress. He continued that the matter would not be called to a vote, tonight.

Eric Gartner, Harvey Lane, stated that a number of complaints have been filed against Calvary Chapel and brought up other past examples of noise issues in the Township, specifically, St. Cornelius in 2001 with outdoor speakers that were removed, and Olde Ridge Village's idea to have outdoor music which was denied.

Guaranteeing the health, safety and wellness of Township residents, enforcement issues, permitting such events that would create noise, and considering evidence of noise violations and administrative costs associated with the ordinance and enforcing the ordinance were discussed in detail.

Adjournment

The meeting was adjourned at 9:30PM.

Respectfully submitted,

Matt DiFilippo